

## MEMORANDUM

MARCH 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: MARC WEBB, ASSISTANT DIRECTOR, PLANNING  
AND ZONING

LINDA BOURQUE, DIRECTOR OF ZONING  
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-six zoning matters have been prepared by Authority staff for transmittal to the Board of Appeal.

|                                                       | Approval | Denial | Recommendations<br>Denial/w/o<br>Prejudice | Deferral |
|-------------------------------------------------------|----------|--------|--------------------------------------------|----------|
| Residential conversions                               | 5        | 2      |                                            | 2        |
| Major new housing or rehabilitation                   | 3        |        |                                            | 1        |
| Residential - building expansions, subdivisions, etc. | 3        |        |                                            | 1        |
| Parking; gas stations; repair garages                 |          |        |                                            |          |
| Industrial; chemical storage                          |          |        |                                            |          |
| Institutional                                         | 1        |        |                                            |          |
| Commercial; office; business                          | 4        |        | 2                                          | 2        |
| Hotels; restaurants                                   |          |        |                                            |          |
| Signs                                                 |          |        |                                            |          |

We recommend approval of 5 residential conversions:

- Z-7536 27 Copeland Street, Roxbury. c/o 1-3 family dwelling. Occupancy existing approximately seven years without apparent complaints. No response.
- Z-7529 533 Washington Street, Dorchester. c/o One-family dwelling and professional offices to two-family dwelling and professional offices. Occupancy existing at time of purchase in 1981 and many years prior thereto.
- Z-7543 5 Thomas Park, South Boston. c/o 3-4-family dwelling. Erect deck and dormer additions. Additional apartment for immediate family member. No response.
- Z-7547 1 Roseland Street, Dorchester. c/o 1-3 family dwelling. Conversion compatible with 2-3 family neighborhood. Design Review proviso.



Z-7582 33 Bradlee Street, Dorchester. c/o Nursing home to lodging house for 12 lodgers and one apartment for manager. Paul Sullivan Realty Trust, a non-profit organization providing low and moderate income housing will operate the lodging house. Rents will be based on income and need. Design Review proviso.

We recommend approval for three new housing cases:

Z-7516 34 East Concord Street, Boston. Petitioner designated developer by Authority to rehabilitate existing McDonald's warehouse for 26 affordable rental units, five of which will be for low income persons. South End Historical Society approves. Design Review proviso.

Z-7546 25 Cefalo Road, West Roxbury. Erect one-family dwelling. Consistent with predominant single-family neighborhood. Design Review proviso.

Z-7545 1608 River Street, Hyde Park. c/o From wool scouring plant to 49-unit apartment structure. Development will be privately financed, with a federal tax credit for historical renovation. Units will be market rate rentals for first five years. Hyde Park Development Corporation indicates support. Community reaction mixed.

We recommend approval of three residential building expansions, subdivisions, etc.

Z-7537 144 Beacon Street, Boston. Erect penthouse addition to ten-unit apartment structure and erect six-car garage. Parking garage will tend to alleviate on street parking demand. Back Bay Architectural Commission and Neighborhood Association approve. Proviso that addition match that of adjoining structure.

Z-7540 3 Sachem Street, Roxbury. Dormer addition to three-family dwelling for owner's family. No response. Provisos: Design Review and no increase in dwelling units.

Z-7541 14 Birchcroft Road, Hyde Park. Rear addition to one-family dwelling for handicapped family member. No opposition.

We recommend approval of four commercial, office, business cases:

Z-7526 210 Columbus Avenue, Boston. c/o Gas station to car rental agency. Proposal has been reviewed and approved by Bay Village Association.

Z-7538 556 (rear) River Street, Hyde Park. Erect one-story addition to repair garage. Neighbors have no objection to proposal but are concerned about poor maintenance and guard dogs. Provisos: daily maintenance and confinement or removal of dogs during operating hours.

Z-7555 764-776 Blue Hill Avenue, Dorchester. c/o Five stores to Chinese food take-out restaurant, barber shop, office and two stores. Uses consistent with local business area. Design Review proviso.



Z-7528 66 Temple Street, West Roxbury. c/o Storage sound equipment to wholesale business; grows, packages distributes natural foods. Occupancy existing approximately one year. No response from abutters. Provisos: normal business hours, parking, trash/rubbish removal.

We recommend approval of one institutional case.

Z-7530 230 (rear) Fenway. Combine lots and erect three-story addition for needed classroom, studio, and administrative space. Similar petition granted in 1981 by Board of Appeal with Authority concurrence. Design Review proviso.

We recommend denial of two cases:

Z-7519 125-127 Fulton Street, Boston. c/o 5-6 apartments and erect one-story addition. Contrary to land disposition agreement. Appellant must make application to Authority.

Z-7518 96 Bynner Street, Jamaica Plain. c/o From 2-3 family dwelling. Conversion inconsistent with two-family residential Bynner Street.

We recommend denial without prejudice in two cases:

Z-7539 34 Groveland Street, Mattapan. Erect contractor's equipment storage garage. Residents have voiced strong concerns about maintenance of property. Petitioner must resolve issues in a community meeting.

Z-7531 336-340 Chelsea Street, East Boston. c/o Business garage and storage to auto repair shop garage which has apparently existed since 1953. Community has expressed strong opposition. Concerns are: repairing cars on street and parking problems.

We recommend deferral of seven cases:

Z-7515 99 Fairmount Avenue, Hyde Park. Erect two-story retail stores (5) and offices (5) structures. Residents have concerns which must be resolved by community-developer meetings.

Z-7522 16 Summit Street, Hyde Park. Erect one-story addition to one family dwelling. Direct abutter has concerns about elimination of open space.

Z-7534 49 Chestnut Hill Avenue, Brighton. Developer has reviewed plans to erect 27-unit apartment buildings with staff, and has made revisions. Further issues remain to be resolved in abutter-neighborhood-developer meeting.

Z-7517 618 Columbus Avenue, Boston. c/o 3-4 family dwelling and erect roof addition. Petitioner must review plans with Authority and South End Historical Society before further proceeding with this appeal.

Z-7532

24 Holyoke Street, Boston. Legalize occupancy for four apartments and erect roof addition. Petitioner must review plans with Authority and South End Historical Society before proceeding with this appeal.

7544

84 Seattle Street, Allston. Erect two-story office structure. Street is predominantly residential and dead end. Proposal would tend to create traffic and on-street parking problems. Petitioner must meet with abutters and residents.



## BOARD OF APPEAL REFERRALS

March 21, 1985

Hearing

1. Z-7515 3/26/85 Aldo Ruscito  
99 Fairmount Avenue, Hyde Park
2. Z-7516 3/26/85 David C. Parker  
34 East Concord Street, Boston
3. Z-7517 3/26/85 Wanpen S. Janachi  
618 Columbus Avenue, Boston
4. Z-7518 3/26/85 Jorge Farietto  
96 Bynner Street, Jamaica Plain
5. Z-7519 3/26/85 Charles Giragosian  
125-127 Fulton Street, Boston
6. Z-7522 3/26/85 Daniel J. Fitzgerald  
16 Summit Avenue, Hyde Park
7. Z-7526 3/26/85 Austin L. Rounds  
210 Columbus Avenue, Boston
8. Z-7528 3/26/85 David Hodson and Jena Holt  
66 Temple Street, West Roxbury
9. Z-7529 3/26/85 Martin L. Gelman  
533 Washington Street, Dorchester
10. Z-7530 4/2/85 Museum of Fine Arts  
230 rear The Fenway, Boston
11. Z-7531 4/2/85 John P. Curley  
336-340 Chelsea Street, East Boston
12. Z-7532 4/2/85 Buu Ngoc and Jeanne-marie C. Tran  
24 Holyoke Street, Boston
13. Z-7534 4/2/85 Arthur Sakellaris, Boston Properties  
49 Chestnut Hill Avenue, Brighton
14. Z-7536 3/26/85 Elkanah Yarde  
27 Copeland Street, Roxbury
15. Z-7537 3/26/85 Jonathan Levin, Trustee  
Emily Matthews Trust  
144 Beacon Street, Boston
16. Z-7538 4/2/85 Nino D. Schiavo  
556 (rear River Street, Hyde Park
17. Z-7539 4/2/85 Joseph Botti Co., Inc.  
34 Groveland Street, Mattapan
18. Z-7540 3/26/85 Anna L. Hardgrave  
3 Sachem Street, Roxbury

## BOARD OF APPEAL REFERRALS

March 2, 1985 - continued

Hearing

- |     |        |        |                                                                    |
|-----|--------|--------|--------------------------------------------------------------------|
| 19. | Z-7541 | 4/2/85 | Charles J. Gunn, Jr.<br>14 Birchcroft Road, Hyde Park              |
| 20. | Z-7543 | 4/2/85 | Nancy A. Murnane<br>5 Thomas Park, South Boston                    |
| 21. | Z-7544 | 4/2/85 | P & D Contractors, Inc.<br>84 Seattle Street, Allston              |
| 22. | Z-7545 | 4/2/85 | Mills Realty Trust / Arthur Simons<br>1608 River Street, Hyde Park |
| 23. | Z-7546 | 4/2/85 | Robert M. Barsamian<br>21 Cefalo Road, West Roxbury                |
| 24. | Z-7547 | 4/2/85 | Michael E. Carey<br>1 Roseland Street, Dorchester                  |
| 25. | Z-7555 | 4/2/85 | Thomas Williams<br>764-776 Blue Hill Avenue, Dorchester            |
| 26. | Z-7582 | 4/2/85 | Toni and Aldophus Bullock<br>33 Bradlee Street, Dorchester         |



MEMORANDUM

March 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, DIRECTOR OF ZONING

SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 3/26/85

Z-7515  
Aldo Ruscito  
99 Fairmount Avenue  
Hyde Park

Existing  
at site: 19,327 square feet of vacant land

Purpose of  
petition: Erect two-story structure - five retail stores and five  
offices.

District(s)  
and Uses(s): Site is in residential two-family (R-.5) district.  
Retail stores and offices are forbidden uses in two-family  
district.

Violation(s):

Retail store and offices are forbidden uses.

Front, side, and rear yards are insufficient.

Residents have expressed following concerns about this development: commercial encroachment in residential neighborhood, traffic, potential rodent-rubbish problems. Appellant must resolve these issues in meeting with community.  
Recommend deferral of hearing.

VOTED: In reference to petition Z-7515, Aldo Ruscito, 99 Fairmount Avenue, Hyde Park, for two forbidden uses and three variances to erect two-story structure for five retail stores and five offices in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of hearing: Residents have expressed following concerns about this development: commercial encroachment in a residential neighborhood, traffic, potential rodent-rubbish problems. Appellant must resolve these issues in meeting with community.





**Z-7515**

**99 FAIRMOUNT AVE. HYDE PARK**



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7516  
David C. Parker  
34 East Concord Street  
Boston

Existing  
at site: Four-story structure

Purpose of  
petition: Change occupancy from warehouse to 26 apartments; erect  
one-story penthouse addition.

District(s) Site is in apartment multifamily (H-2) district;  
and Uses(s): 26 apartments are allowed use in apartment district.

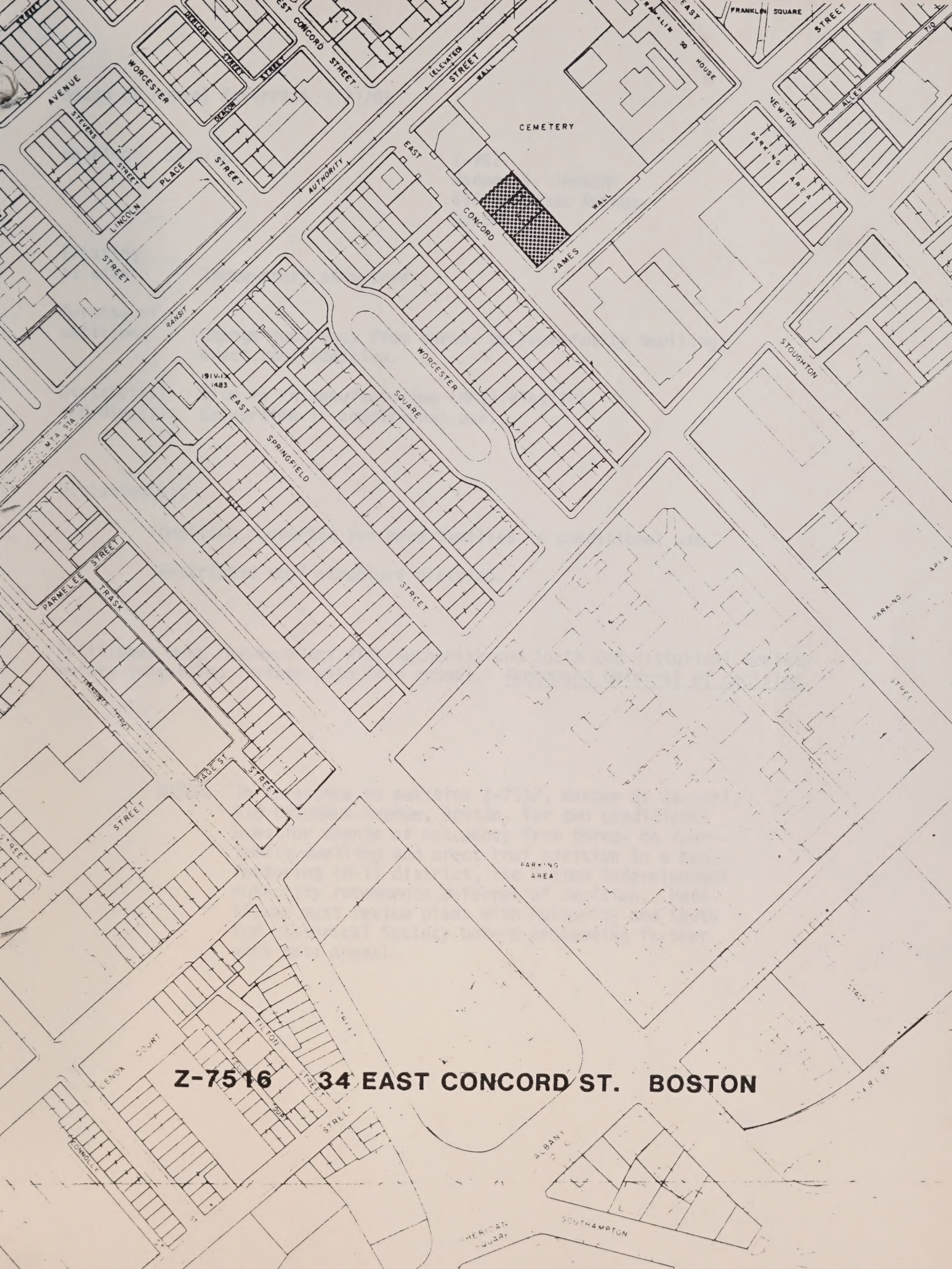
Violation(s):

Restricted roof structure district.

Petitioner was designated developer by the Authority on March 7 to rehabilitate existing McDonald's warehouse for 26 affordable rental housing units, five of which will be for low income persons. Staff and South End Historical Society have reviewed and approved plans. Recommend approval with proviso.

VOTED: In reference to petition Z-7516, David C. Parker, 34 East Concord Street, Boston, for conditional use for change of occupancy from warehouse to twenty-six apartments and erect one-story addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Petitioner has been designated developer by the Authority to rehabilitate existing McDonald's warehouse for twenty-six affordable rental housing units, five of which will be for low income persons. South End Historical Society has reviewed and approved plans.





**Z-7516    34 EAST CONCORD ST.    BOSTON**



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7517  
Wanpen S. Janachi  
618 Columbus Avenue  
Boston

Existing  
at site: Three-story structure

Purpose of  
petition: Change occupancy from three- to four-family dwelling;  
erect roof addition.

District(s) Site is in manufacturing (M-1) district.  
and Uses(s): Conversion is conditional use.

Violation(s):

Dwelling converted for more families is conditional use.

Restricted roof structure district.

Petitioner must review plans with Authority and South End Historical Society before proceeding further with this appeal. Recommend deferral of decision.

VOTED: In reference to petition Z-7517, Wanpen S. Janachi, 618 Columbus Avenue, Boston, for two conditional uses for change of occupancy from three- to four-family dwelling and erect roof addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of decision. Petitioner must review plans with Authority and South End Historical Society before proceeding further with this appeal.

**Z-7517 618 COLUMBUS AVE. BOSTON**

STREET  
PARKING  
FALMOUTH AVENUE  
STREET  
ROAD  
ST. BODOLPH  
ST. PAUL STREET  
CHRISTIAN SCIENTIST BUILDING  
FALMOUTH CHRISTIAN SCIENTIST PARK  
MTA STATION  
ALBEMARLE STREET  
BLACKWOOD STREET  
CLAREMONT STREET  
WELLINGTON STREET  
NORTHAMPTON STREET  
WORTH STREET  
COLUMBUS AVENUE  
PLAYGROUND  
WILLIAM E. CARTER



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7518  
Jorge Farietto  
96 Bynner Street  
Jamaica Plain

Existing  
at site: 2½-story structure

Purpose of  
petition: Change occupancy from two- to three-family dwelling.

District(s) Site is in residential two-family (R-.5) district.  
and Uses(s): Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and width are insufficient.

Floor area ratio and number of stories are excessive.

Conversion from two- to three-family dwelling (proposed basement apartment) is inconsistent with two-family residential character of Bynner Street and two-family (R-.5) district. Recommend denial.

VOTED: In reference to petition Z-7518, Jorge Farietto, 96 Bynner Street, Jamaica Plain, for a forbidden use and four variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Conversion from two- to three-family dwelling (proposed basement apartment) is inconsistent with two-family residential character of Bynner Street and two-family (R-.5) district.



OLMSTED

Z-7518

96 BYNNER ST. JAMAICA PLAIN



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7519  
Charles Giragosian  
125-127 Fulton Street  
Boston

Existing  
at site: Five-story structure

Purpose of  
petition: Change occupancy from five to six apartments; erect  
one-story addition.

District(s) Site is in apartment multifamily (H-5-U) urban renewal area  
and Uses(s): subdistrict. Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

This petition should not be before the Board of Appeal, as it is contrary to the land disposition agreement concerning this property. Application should have been filed initially with the Authority. Recommend denial.

VOTED: In reference to petition Z-7519, Charles Giragosian, 125-127 Fulton Street, Boston, for a forbidden use and a variance for change of occupancy from five to six apartments and erect one-story addition in an apartment (H-5-U) district, the Boston Redevelopment Authority recommends denial. This petition should not be before the Board of Appeal, as it contrary to the land disposition agreement concerning this property and application for any extension must be filed initially with the Authority.

Z-7519 125-127 FULTON ST. BOSTON





Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7522  
Daniel J. Fitzgerald  
16 Summit Street  
Hyde Park

Existing  
at site: 1½-story structure

Purpose of  
petition: Erect one-story addition to one-family dwelling.

District(s) Site is in single-family (S-.3) district.  
and Uses(s): One-family dwelling is allowed use in this district.

Violation(s):

Side yard is insufficient.

Porch addition to right side of dwelling is proposed. Direct abutter is concerned about elimination of open space. Recommend deferral of decision.

VOTED: In reference to petition Z-7522, Daniel S. Fitzgerald, 16 Summit Street, Hyde Park, for a variance to erect porch addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral of decision. Porch addition to right side of dwelling is proposed. Petitioner should meet with direct abutter, who is concerned about elimination of open space between the residences.



OF  
CITY  
OF

NEW BEDFORD

**Z-7522      16 SUMMIT ST.    HYDE PARK**



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7526  
Austin L. Rounds  
210 Columbus Avenue  
Boston

Existing  
at site: One-story structure

Purpose of  
petition: Change occupancy from office and gas station to office and  
car rental agency.

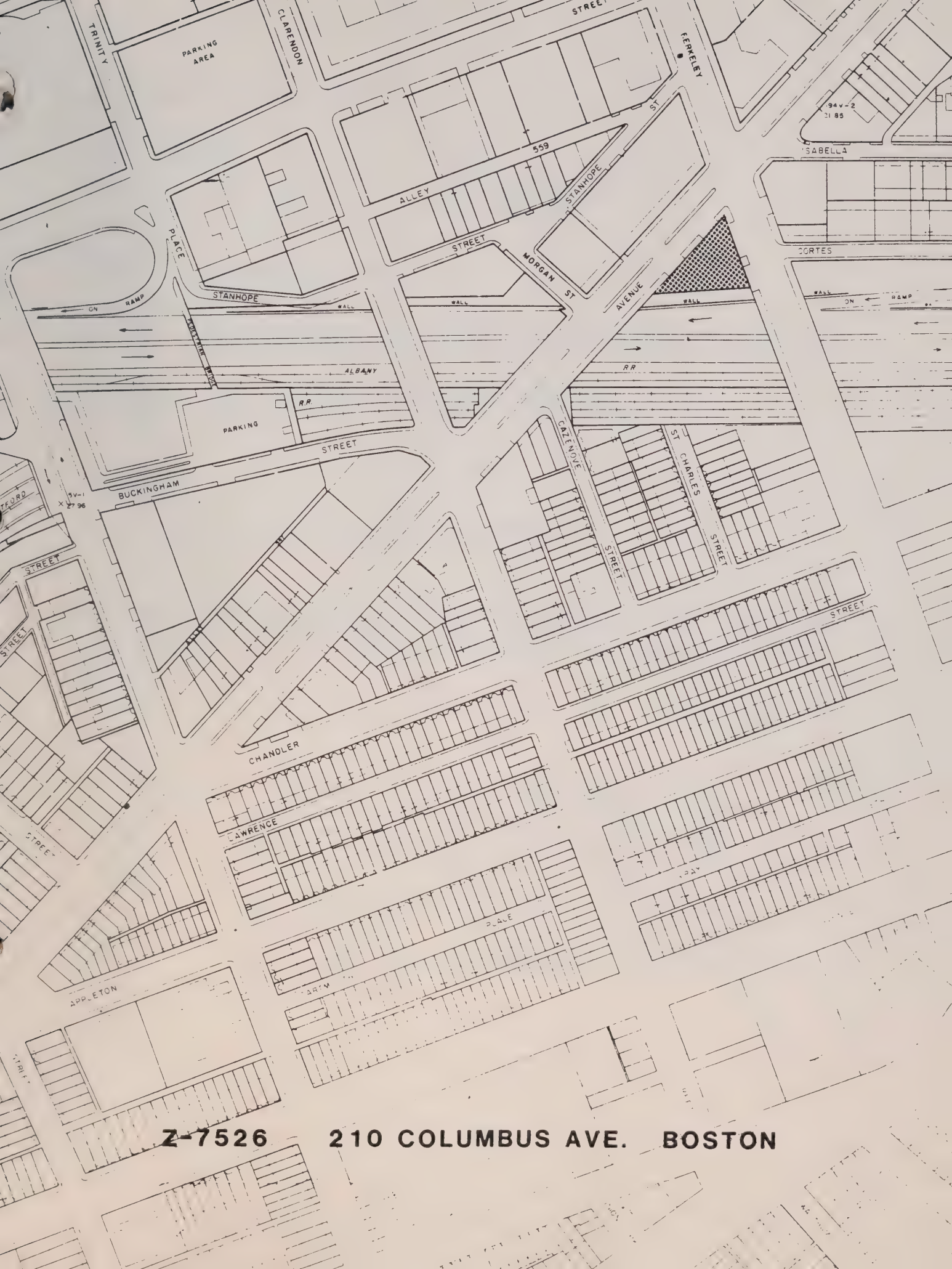
District(s) Site is in general (B-4) district.  
and Uses(s): Car rental agency is conditional use in this district.

Violation(s):

Car rental agency is conditional use.

Proposal, which would be compatible with commercial area, has been  
reviewed and approved by Bay Village Association. Recommend approval  
with proviso.

VOTED: In reference to petition Z-7526, Austin L. Rounds,  
210 Columbus Avenue, Boston, for a conditional use  
for change of occupancy from office and gas station  
to office and car rental agency in a general business  
(B-4) district, the Boston Redevelopment Authority  
recommends approval with proviso: that plans, inclu-  
sive of vehicle parking areas, be submitted to the  
Authority for design review approval. Proposal,  
which would be compatible with commercial area, has  
been reviewed and approved by Bay Village Association.



**Z-7526**

**210 COLUMBUS AVE. BOSTON**



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7528

David Hodson and Jena Holt  
66 Temple Street  
West Roxbury

Existing  
at site: One-story structure

Purpose of  
petition: Change occupancy from storage of sound equipment and office to  
wholesale business to grow, package, and distribute natural foods.

District(s) Site is in single-family (S-.5) district.  
and Uses(s): Wholesale business is change in nonconforming use.

Violation(s):

Change in nonconforming use is conditional.

Site used was used as plumbing shop for several years before sound storage  
use was granted by Board of Appeal in 1978. Food storage occupancy has existed  
approximately one year. No response from abutters. Recommend approval with  
provisos.

VOTED: In reference to petition Z-7528, David Hodson and  
Jena Holt, 66 Temple Street, West Roxbury, for change  
in nonconforming use for change of occupancy from  
storage of sound equipment and office to wholesale  
business to grow, package and distribute natural foods  
in a single-family (S-.5) district, the Boston  
Redevelopment Authority recommends approval with the  
following provisos: that operation be limited to nor-  
mal business hours; that all parking be on premises;  
that arrangements be made for daily collection of all  
trash and rubbish.



**Z-7528**

**66 TEMPLE ST. WEST ROXBURY**



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7529  
Martin L. Gelman  
533 Washington Street  
Dorchester

Existing  
at site: 2½-story structure

Purpose of  
petition: Change occupancy from one-family dwelling and professional  
offices to two-family dwelling and professional offices.

District(s) Site is in local business (L-.5) district.  
and Uses(s): Two-family dwelling is allowed use in local business district;  
conversion is forbidden use.

Violation(s):

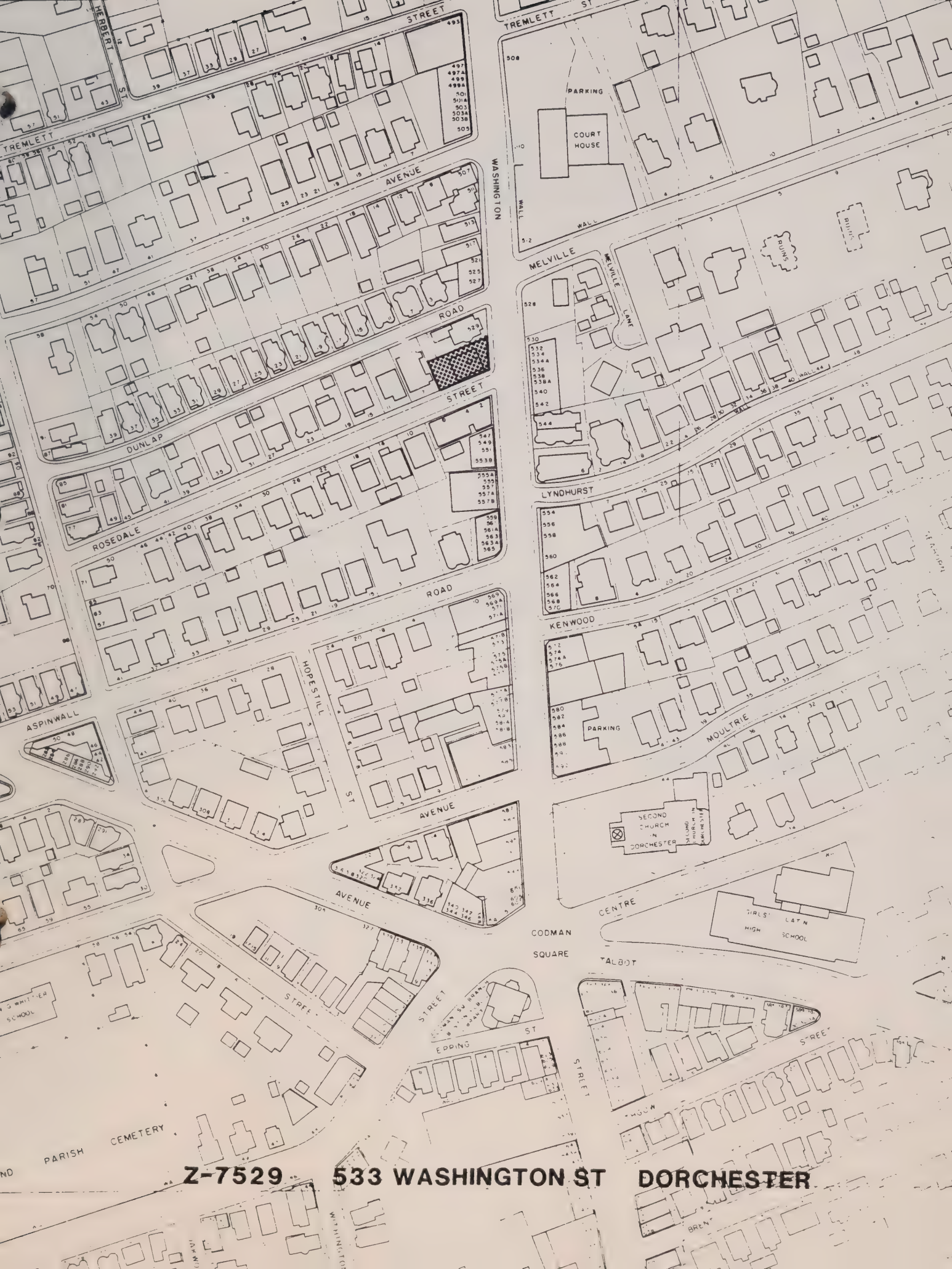
Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Floor area ratio is excessive.

When petitioner purchased property in 1981, two-family occupancy was existing  
and had been for many years. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-7529, Martin L. Gelman,  
533 Washington Street, Dorchester, for a forbidden  
use and two variances for change of occupancy from  
one-family dwelling and profesisonal offices to  
two-family dwelling and professional offices in a  
local business (L-.5) district, the Boston  
Redevelopment Authority recommends approval. When  
petitioner purchased property in 1981, two-family  
occupancy was existing and had been for many years.  
There are no apparent complaints.



Z-7529

533 WASHINGTON ST

DORCHESTER



## Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7530  
Museum of Fine Arts  
230 rear The Fenway  
BostonExisting  
at site: Vacant landPurpose of  
petition: Combine lots; erect three-story addition to Museum School.District(s) Site is in apartment multifamily (H-2) institutional district.  
and Uses(s): School is conditional use in apartment district.

## Violation(s):

School is conditional use.

Floor area ratio is excessive.

Front and rear yards are insufficient.

In 1981, Board of Appeal with Authority concurrence approved a similar petition. However, petitioner abandoned the development. Addition will provide needed classrooms, studios, administrative and related space. Museum will meet with community before public hearing. Recommend approval with provisos.

VOTED: In reference to petition Z-7530, Museum of Fine Arts, 230-rear The Fenway, Boston, for a conditional use and three variances to combine lots and erect three-story addition in an apartment institutional (H-2-I) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that petitioner meet with community to discuss housing impact issues. Addition will provide needed classrooms, studios, administrative and related space. Similar petition was approved by Board of Appeal with Authority concurrence in 1981.

230(REAR) FENWAY BOSTON





## Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7531

John P. Curley  
336-340 Chelsea Street  
East BostonExisting  
at site: One-story structurePurpose of  
petition: Change occupancy from business garage and storage to repair  
shop garage.District(s) Site is in apartment multifamily (H-1) district.  
and Uses(s): Repair shop garage is forbidden use in apartment district.

## Violation(s):

At variance with former decision of Board of Appeal.

This metal structure was erected in 1948 after Board of Appeal hearing on building code violation with proviso that it "be removed no later than June 1, 1953." Initial occupancy was storage of oil delivery trucks. Repair garage has apparently existed since 1953. Appellant purchase property in 1983. Community has expressed strong opposition. Concerns are repairing of cars on street and critical parking problems. Recommend denial without prejudice.

VOTED: In reference to petition Z-7531, John P. Curley, 336-340 Chelsea Street, East Boston, for variance for change of occupancy from business garage and storage to repair shop garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. This metal structure was erected in 1948 after Board of Appeal hearing on building law violation with proviso that it "be removed no later than June 1, 1953." Repair garage has apparently existed since 1953. Petitioner purchased property in 1983. Community has expressed strong opposition. Concerns are: repairing of cars on street and critical parking problems.



PUTNAM  
SQUARE

Z-7531

336-340 CHELSEA ST.

EAST BOSTON

CHELSEA

ST. JOHN'S  
CHURCH

FIRE DEPT  
ENGINE 5  
ENGINE 11

PATRICK J.  
KENNEDY  
SCHOOL

DAY  
SQUARE

PRESCOTT

SACRED  
HEART  
SCHOOL

SACRED  
HEART  
CHURCH

BOSTON & ALBANY  
RAILROAD

AUT. HIGHWAY

CHELSEA



Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7532

Buu Ngoc Tran and Jeanne-marie C. Tran  
24 Holyoke Street  
Boston

Existing  
at site: Four-story structure

Purpose of  
petition: Legalize occupancy - four apartments; erect roof addition.

District(s) Site is in apartment multifamily (H-3) district.  
and Uses(s): Four apartments are allowed use in this district.

Violation(s):

Restricted roof structure district.

Petitioner must review plans with Authority and South End Historical Society before proceeding further with this appeal. Recommend deferral of decision.

VOTED: In reference to petition Z-7532, Buu Ngoc Tran and Jeanne-marie C. Tran, 24 Holyoke Street, Boston, for a conditional use to legalize occupancy for four apartments and erect roof addition in an apartment (H-3) restricted roof structure subdistrict, the Boston Redevelopment Authority recommends deferral of decision. Petitioner must review plans with Authority and South End Historical Society before proceeding further with this appeal.



**Z-7532**

**24 HOLYOKE ST. BOSTON**



## Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7534

Arthur Sakellaris, Boston Properties  
49 Chestnut Hill Avenue  
BrightonExisting  
at site: 18,251 square feet of landPurpose of  
petition: Erect four-story 27-unit apartment structure.District(s) Site is in residential three-family and multifamily district.  
and Uses(s): Apartments are allowed in this district.

## Violation(s):

Outdoor storage of trash is forbidden use.

Parking within five feet of side lot line.

Lot area, open space, and front and side yards are insufficient.

Floor area ratio, height of building, and number of stories are excessive.

Developer has reviewed plans with staff and original plans have been revised. However, further issues remain unresolved, and appellant must meet with abutters and neighborhood groups. Recommend deferral of decision.

VOTED: In reference to petition Z-7534, Arthur Sakellaris, 49 Chestnut Hill Avenue, Brighton, for a forbidden use and nine variances to erect four-story 27-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of decision. Developer has reviewed plans with Authority. Following revisions have been made to original plan: number of units reduced to 22, design made compatible with adjacent building, dumpster located at rear of building and enclosed by seven-foot-high wire fence, no parking within five feet of side lot line, front and side yards to comply with Code. However, further issues remain unresolved, and appellant must meet with abutters and neighborhood groups.



**Z-7534**

**49 CHESTNUT HILL AVE. BRIGHTON**



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7536  
Elkanah Yarde  
27 Copeland Street  
Roxbury

Existing  
at site: 2½-story structure

Purpose of  
petition: Change occupancy from one- to three-family dwelling.

District(s) Site is in residential three-family (R-.8) district.  
and Uses(s): Three-family dwelling is allowed in this district; conversion  
is forbidden.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Three-family occupancy has existed approximately seven years without apparent complaint and is compatible with residential neighborhood. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-7536, Elkanah Yarde, 27 Copeland Street, Roxbury, for a forbidden use and a variance for change of occupancy from one- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Three-family occupancy has existed approximately seven years without apparent complaint and is compatible with residential neighborhood.



Z-7536

27 COPELAND ST. ROXBURY



Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7537  
Jonathan Levin, Trustee  
Emily Matthews Trust  
144 Beacon Street  
Boston

Existing  
at site: Four-story structure

Purpose of  
petition: Erect penthouse addition to ten-unit apartment structure;  
erect six-car garage.

District(s) Site is in apartment multifamily (H-3-65) district.  
and Uses(s): Multifamily dwelling is allowed use in this district.

Violation(s):

Height of building is excessive.

Setback of addition and side and rear yards are insufficient.

Garage will tend to reduce existing acute on-street parking demand in the residential neighborhood. Back Bay Architectural Commission has granted Certificate of Appropriateness. Neighborhood Association of the Back Bay supports proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-7537, Jonathan Levin, Trustee, Emily Matthews Trust, 144 Beacon Street, Boston, for four variances to erect penthouse addition to ten-unit apartment structure and erect six-car garage in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that penthouse addition match that at 146 Beacon Street. Garage will tend to reduce existing acute on-street parking demand in the residential neighborhood. Back Bay Architectural Commission has granted Certificate of Appropriateness.

CHARLES

STORROW

JAMES

STORROW

DOCK

MEMORIAL

BACK

BEACON

MAP BOROUGH

Z-7537

144 BEACON ST. BOSTON

COMMONWEALTH

COMMONWEALTH

BAPTIST CHURCH



Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7538  
Nino D. Schiavo  
556 (rear) River Street  
Hyde Park

Existing  
at site: One-story structure

Purpose of  
petition: Erect one-story addition to repair garage.

District(s) Site is in local business (L-.5) district.  
and Uses(s): Repair garage is conditional use in this district.

Violation(s):

Repair garage is conditional use.

Neighbors have no objections to proposed 5' x 30' extension of rear of auto repair garage. However, they have expressed concerns about poor maintenance of property and use of guard dogs around the clock. Recommend approval with provisos.

VOTED: In reference to petition Z-7538, Nino D. Schiavo, 556 (rear) River Street, Hyde Park, for conditional use to erect one-story addition to repair garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that all debris be removed and property be maintained daily; that guard dogs be confined or removed from premises during hours of operation.





Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7539  
Joseph Botti Co., Inc.  
34 Groveland Street  
Mattapan

Existing  
at site: 7,683 square feet of land

Purpose of  
petition: Erect one-story contractor's equipment storage garage.

District(s) Site is in residential (R-.5) two-family district.  
and Uses(s): Storage garage is forbidden use in this district.

Violation(s):

Parking-storage garage for contractor's equipment is forbidden use.

Floor area ratio is excessive.

Front, side, and rear yards are insufficient.

Contractor's yard has existed in this residential neighborhood for many years. Residents have voiced strong concerns about maintenance of property. Petitioner must address and resolve issues in a community meeting.  
Recommend denial without prejudice.

VOTED: In reference to petition Z-7539, Joseph Botti Co., Inc. 34 Groveland Street, Mattapan, for a forbidden use and four variances to erect one-story contractor's equipment storage garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Contractor's yard has existed in this neighborhood for many years. Residents have voiced strong concerns about maintenance of property. Petitioner must address and resolve issues in a community meeting.



**Z-7539**

**34 GROVELAND ST. MATTAPAN**

1/2  
1/4  
1/8  
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Board of Appeal Referrals 3/21/85

Hearing: 3/26/85

Z-7540  
Anna L. Hardgrave  
3 Sachem Street  
Roxbury

Existing  
at site: 3½-story structure

Purpose of  
petition: Erect dormer addition to three-family dwelling.

District(s) Site is in apartment multifamily (H-1) district.  
and Uses(s): Three-family dwelling is allowed use in apartment district.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Dormer addition will create additional space for owner's family. No increase in occupancy. Abutters have not responded. Recommend approval with provisos.

VOTED: In reference to petition Z-7540, Anna L. Hardgrave, 3 Sachem Street, Roxbury, for two variances to erect dormer addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no increase in number of dwelling units; that plans be submitted to the Authority for design review approval.



Z-7540

3 SACHEM ST. ROXBURY



Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7541  
Charles J. Gunn, Jr.  
14 Birchcroft Road  
Hyde Park

Existing  
at site: 2½-story structure

Purpose of  
petition: Erect one-story addition to one-family dwelling.

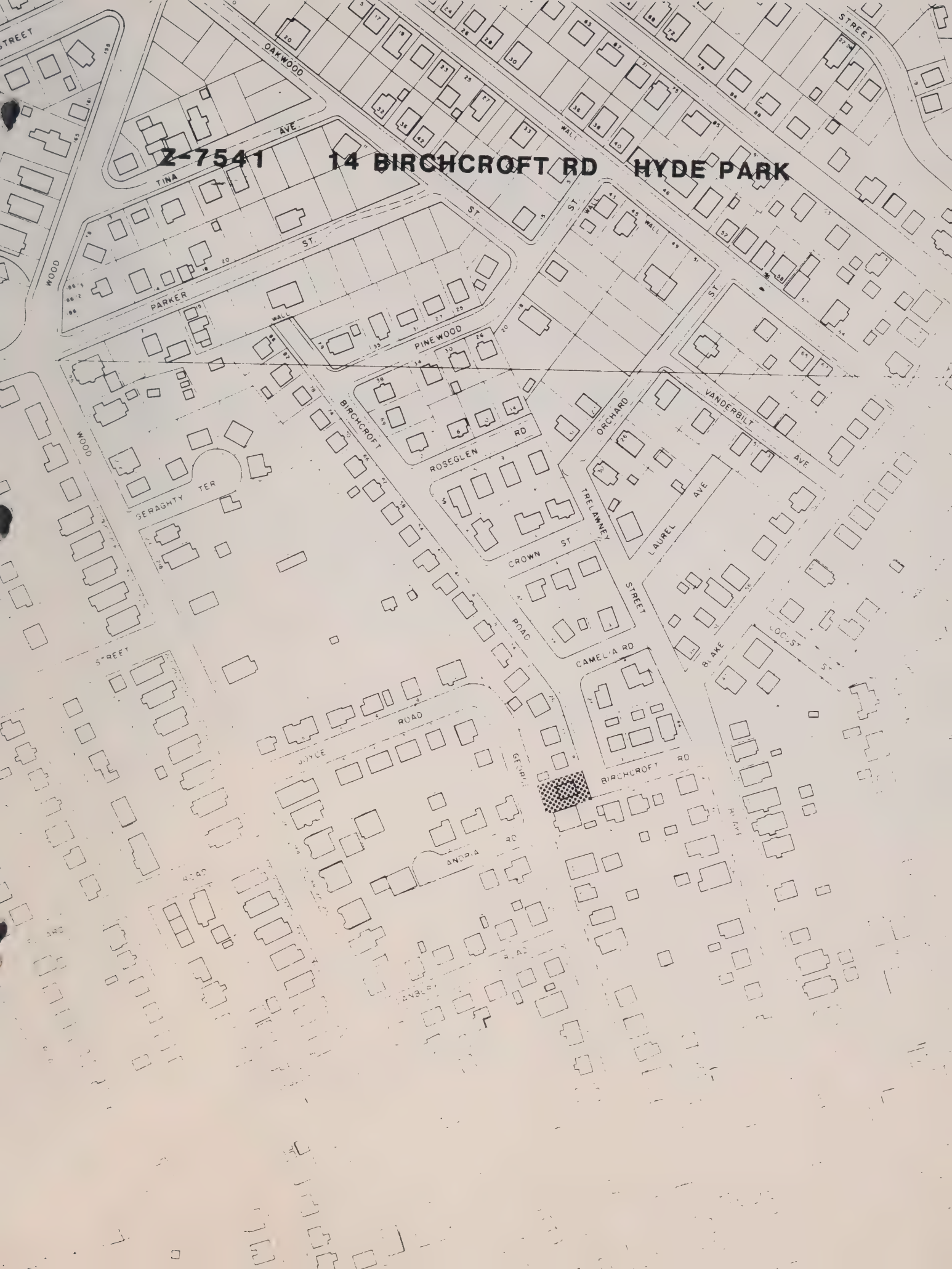
District(s) Site is in single-family dwelling.  
and Uses(s): One-family dwelling is allowed in this district.

Violation(s):

Side and rear yards are insufficient.

Rear addition will provide bedroom, bathroom, and greater mobility for handicapped parent. Neighbors indicate no opposition. Recommend approval.

VOTED: In reference to petition Z-7541, Charles S. Gunn, Jr., 14 Birchcroft Road, Hyde Park, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Rear addition will provide new bedroom, bathroom, and greater mobility for handicapped parent.



2-7541

14 BIRCHCROFT RD

HYDE PARK



## Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7543  
Nancy A. Murnane  
5 Thomas Park  
South Boston

Existing  
at site: 2½-story structure

Purpose of  
petition: Change occupancy from three- to four-family dwelling;  
erect two additions.

District(s) Site is in apartment multifamily (H-1-50) district.  
and Uses(s): Four-family dwelling is allowed in apartment district;  
conversion is forbidden.

## Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Floor area ratio is excessive.

Proposal will provide apartment for immediate family member, rear deck, and second-floor dormer addition. Occupancy will be compatible with residential character of neighborhood. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7543, Nancy A. Murnane, 5 Thomas Park, South Boston, for a forbidden use and two variances for change of occupancy from three- to four-family dwelling and erect two additions in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval. Proposal will provide apartment for immediate family member, rear deck, and second-floor dormer addition. Occupancy will be compatible with residential character of neighborhood.



**Z-7543 5 THOMAS PARK SOUTH BOSTON**



## Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7544  
P & D Contractor's, Inc.  
84 Seattle Street  
Allston

Existing  
at site:

Purpose of  
petition: Erect two-story office structure

District(s) Site is in manufacturing (M-1) district.  
and Uses(s): Office building is allowed use in manufacturing district.

Violation(s):

Rear yard is insufficient.

Seattle Street is predominantly residential and dead end. Proposed office structure would tend to create traffic and on-street parking problems. No community input at this point. Recommend deferral of decision.

VOTED: In reference to petition Z-7544, P & D Contractors, Inc., 84 Seattle Street, Allston, for a variance to erect two-story office structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of decision. Seattle Street is predominantly residential and dead end. Proposed two-story office structure would  
- tend to create traffic and onstreet parking problems.  
Petitioner must review plans with abutters and residents.



**Z-7544**

**84 SEATTLE ST. ALLSTON**



## Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7545  
 Mills Realty Trust  
 Arthur Simons  
 1608 River Street  
 Hyde Park

Existing  
 at site: Three-story structure

Purpose of  
 petition: Change occupancy from wood scouring plant to 49-unit apartment structure.

District(s) Site is in manufacturing (M-1) district.  
 and Uses(s): Multifamily dwelling is conditional use in this district.

## Violation(s):

Multifamily dwelling is conditional use.

Flood hazard district.

Structure is one of the oldest mills in the country if not the oldest. Development will be privately financed, with a federal tax credit for historical renovation. Units will be market-rate rentals for first five years. Water-Sewer Commission has granted preliminary approval; Massachusetts Historical Commission designation is pending. Hyde Park Development Corporation indicates support. Community reaction, however, is mixed; one community hearing has already occurred and another is scheduled for March 19. Late last year Authority recommended deferral of development for 70 apartments and two additions; Board of Appeal subsequently denied petition. Since that time, the proposal has been reduced in density and the objectionable two-story addition has been removed. Recommend approval with proviso.

VOTED: In reference to petition Z-7545, Mills Realty Trust and Arthur Simons, for a conditional use and a variance to erect 49-unit apartment structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Structure is one of the oldest mills in the country if not the oldest. Development (reduced from 70 units and no addition) will be privately financed, with a federal tax credit for historical renovation. Units will be market-rate rentals for first five years. Water-Sewer Commission has granted preliminary approval; Massachusetts Historical Commission designation is pending. Hyde Park Development Corporation indicates support. Developer has had meetings with community.



**Z-7545    1608    RIVER ST.    HYDE PARK**



## Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7546  
Robert M. Barsamian  
21 Cefalo Road  
West Roxbury

Existing  
at site: 7,263 square feet of land

Purpose of  
petition: Erect one-family dwelling.

District(s) Site is in single-family (S-.5) district.  
and Uses(s): One-family dwelling is allowed in this district.

Violation(s):

Rear yard is insufficient.

One-family dwelling is consistent with predominantly single-family neighborhood.  
Adequate rear yard of more than 25 feet will be provided. Recommend approval  
with proviso.

VOTED: In reference to petition Z-7546, Robert M. Barsamian, 21 Cefalo Road, West Roxbury, for a variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. One-family dwelling consistent with predominantly single-family neighborhood. Adequate rear yard of more than 25 feet will be provided.



**Z-7546**

**21 CEFALO RD. WEST ROXBURY**



Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7547  
Michael E. Carey  
1 Roseland Street  
Dorchester

Existing  
at site: 2½-story structure

Purpose of  
petition: Change occupancy from one- to three-family dwelling.

District(s) Site is in residential three-family (R-.8) district.  
and Uses(s): Three-family dwelling is allowed in this district; conversion  
is forbidden.

Violation(s):

Dwelling converted for more families is forbidden.

Lot area is insufficient.

Floor area ratio is excessive.

Conversion will be compatible with two-three-family residential nature of  
the neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-7547, Michael E. Carey,  
1 Roseland Street, Dorchester, for a forbidden use  
and two variances for change of occupancy from one-  
to three-family dwelling in a residential (R-.8)  
district, the Boston Redevelopment Authority recom-  
mends approval with the following proviso: that  
plans for any exterior changes be submitted to the  
Authority for design review approval. Conversion  
will be compatible with two-three-family residential  
nature of the neighborhood.



Z-7547

1 ROSELAND ST. DORCHESTER



Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7555  
Thomas Williams  
764-776 Blue Hill Avenue  
Dorchester

Existing  
at site:

Purpose of  
petition: Change occupancy from five stores to Chinese food take-out  
restaurant, barber shop, office, and two stores.

District(s) Site is in local business (L-1) district.  
and Uses(s): Barber shop, office, and stores are allowed uses, take-out  
restaurant is conditional use, in this district.

Violation(s):

Chinese food take-out restaurant is conditional use.

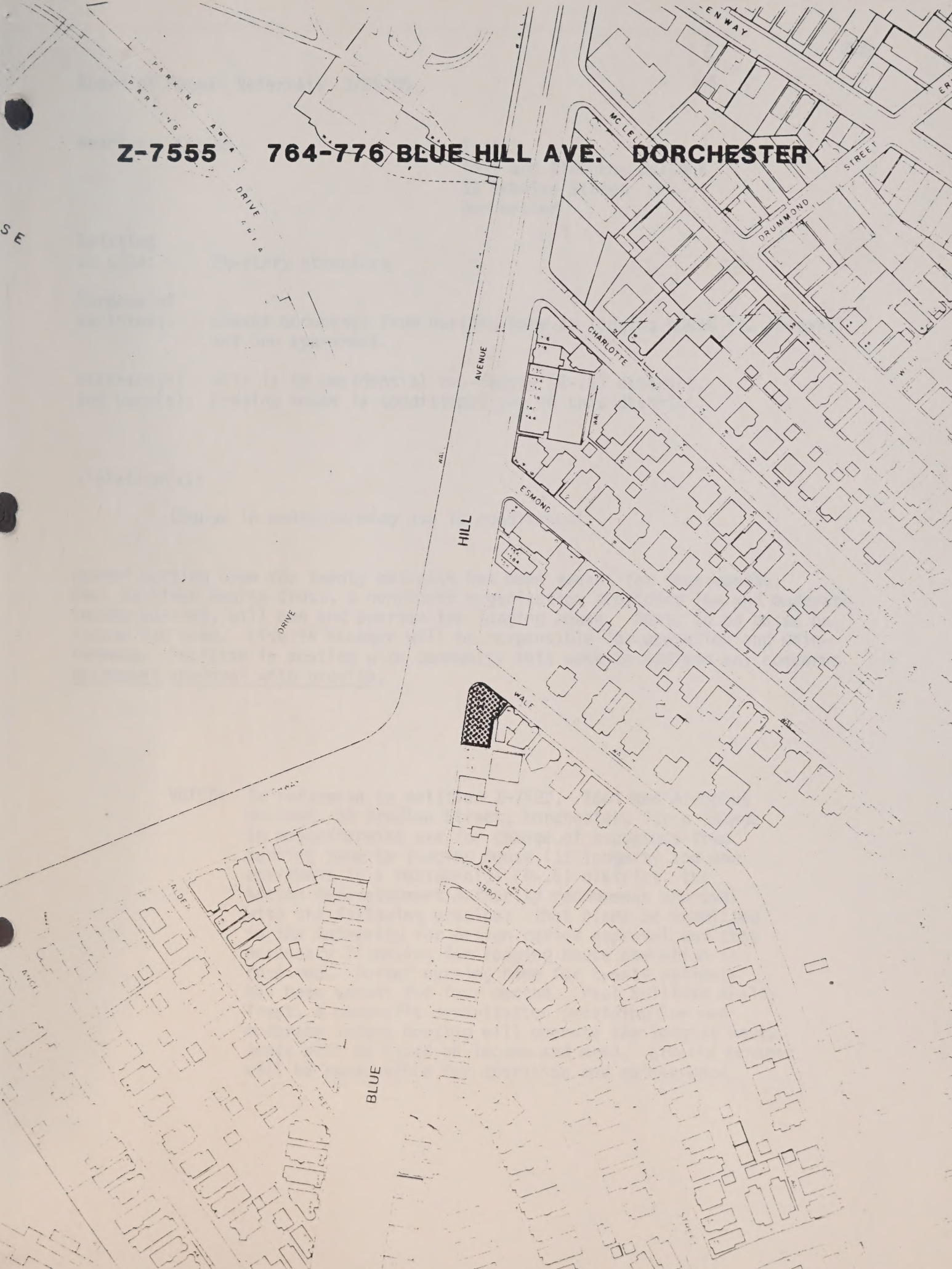
Uses are consistent with local business area and should encourage further  
revitalization along Blue Hill Avenue. No response from abutters. Recommend  
approval with proviso.

VOTED: In reference to petition Z-7555, Thomas Williams,  
764-777 Blue Hill Avenue, Dorchester, for a conditional  
use for change of occupancy from five stores to Chinese  
food take-out restaurant, barber shop, office, and two  
stores in a local business (L-1) district, the Boston  
Redevelopment Authority recommends approval with the  
following proviso: that plans, inclusive of signage  
and roof-top ventilation, be submitted to the Authority  
for design review approval. Uses are consistent with  
local business area and should encourage further re-  
vitalization along Blue Hill Avenue.



**Z-7555**

**764-776 BLUE HILL AVE. DORCHESTER**





## Board of Appeal Referrals 3/21/85

Hearing: 4/2/85

Z-7582

Toni and Aldophus Bullock  
33 Bradlee Street  
DorchesterExisting  
at site: 2½-story structurePurpose of  
petition: Change occupancy from nursing home to lodging house (12 lodgers)  
and one apartment.District(s) Site is in residential two-family (R-.5) district.  
and Uses(s): Lodging house is conditional use in this district.

## Violation(s):

Change in nonconforming use is conditional.

Former nursing home for twenty patients has been vacant for four months. Paul Sullivan Realty Trust, a nonprofit organization providing low and moderate income housing, will own and operate the lodging house. Rents to be based on income and need. Live-in manager will be responsible for operation and maintenance. Petition is meeting with community this week to address any concerns. Recommend approval with proviso.

VOTED: In reference to petition Z-7582, Toni and Aldophus Bullock, 33 Bradlee Street, Dorchester, for a change in nonconforming use for change of occupancy from nursing home to lodging house (12 lodgers) and one apartment in a residential (R-.5) district, the

- Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval and that necessary licensing for lodging house operation is received. Former nursing home for twenty patients has been vacant for four months. Paul Sullivan Realty Trust, a nonprofit organization providing low and moderate income housing will operate the lodging house. Rents will be based on income and need. Live-in manager will be responsible for operation and maintenance.





Z-7582

33 BRADLEE ST.

DORCHESTER